

CODE	DESCRIPTION	COMMENTS
BPRC6A ACCON	ACCESS TO CONNECTED SPACES	The accessible route shall not pass through kitchens, storage rooms, or similar spaces (1104.5). This includes the accessible route to any public facilities required by section 403 of the International Plumbing Code.
BPRC6A ACGEN	CANNOT DETERMINE ACCESSIBILITY	Accessibility compliance cannot be determined at this time. Provide details and information on the plans that clarify compliance with accessibility requirements. Door approaches, restroom plans and elevations, and accessible route details may be required.
BPRC6A ASBTH	ASSEMBLY BOOTH SEATING	Fixed and booth seating require at least 5% of the total seating areas to be accessible (1109.11) and dispersed throughout the space (1109.11.1). Clearly show all the required accessible fixed and booth seating on the plans.
BPRC6A ASCTR	ASSEMBLY COUNTER SEATING	Counter and bar area seating require at least 5% of the total seating areas to be accessible (1109.11). Table seating in the immediate vicinity of the counter or bar may be substituted per IBC Commentary. Clearly show all the required accessible counter seating on the plans.
BPRC6A ASDIN	ASSEMBLY DINING SEATING	Dining areas require at least 5% of the total dining surfaces to be accessible (1108.2.8.1). Provide a seating count and accessible seating count on the plan. Clearly show all the required accessible seating on the plans.
BPRC6A ASRSD	ASSEMBLY RAISED SEATING	Restaurant raised floor areas shall be fully accessible (1108.2.8). Provide clear ramp and handrail details on the plan.
BPRC6A ASSEM	ASSEMBLY SEATING AREA REQD	Provide the correct number of wheelchair spaces for an assembly seating area (Table 1108.2.2.), integrated and dispersed in the space (1108.2.3 and 1108.2.4), with at least one companion seat adjacent to each wheelchair space (ICC/ANSI 802.7).
BPRC6A CHGRM	ACCESSIBLE CHANGING ROOM REQ'D	An accessible changing room must be provided (1109.12.1). The required bench shall be 20"-24" x 42" min (2003 ICC/ANSI A117.1 Section 903.3). The room shall be configured for a side transfer to the end of the bench (2003 ICC/ANSI A117.1 Fig. 903(a)).
BPRC6A CLRFS	PARALLEL APPROACH IN ALCOVE	A parallel or forward approach where walls or fixtures form an alcove shall meet the minimum dimensions of 2003 ICC/ANSI A117.1 Section 305.7. See Fig 307.7. These restrictions apply even where the minimum dimensions shown in other sections of the accessibility standard have been met.
BPRC6A CNTER	COUNTER HT. IS NOT ACCESSIBLE	Counter height is not accessible per 2003 ICC/ANSI A117.1 Section 904.

CODE	DESCRIPTION	COMMENTS
BPRC6A DRAPP	DOOR APPROACHES NOT ACCESSBL	Door approaches do not have the required maneuvering clearances (ICC/ANSI A117.1 Section 404.2.3). 18" required on pull side. 12" required on push side where both closer and latch are required (404.2.3.1).
BPRC6A DRINK	DRINKING FOUNTNS NOT ACCESSBL	Drinking fountains shall be accessible in accordance with 2003 ICC/ANSI A117.1 Section 602
BPRC6A EXITS	ACCESSIBLE EXITS REQ'D	Exits must be accessible (1007.1).
BPRC6A FORM	ACCESSIBILITY FORM NOT CORRECT	Accessibility Compliance Form is not correct. Please use our current form located at: http://www.fairfaxcounty.gov/dpwes/forms/ada_form.pdf . The form shall be signed by the registered design professional who sealed the plans. If the plans are not sealed, the responsible designer may sign the form. Attach a form with an original signature to the County plan set.
BPRC6A FORMA	ACCESS. FORM NOT CORRECT A	You have checked item 'A' on the Accessibility Compliance Form. The accessible route, including the restrooms and drinking fountains that serve the space being altered, must fully comply with current accessibility standards (3409.6).
BPRC6A FORMB	ACCESS. FORM NOT CORRECT B	You have checked item 'B' on the Accessibility Compliance Form. Item 'B' is only applicable when the existing restrooms cannot be upgraded because a load-bearing structural element would have to be moved. See the definition in IBC 3402. Item 'B' is only applicable when the existing fixture count cannot be reduced under the current IPC. When Item 'B' is checked, apply 20% over the cost of construction to a unisex toilet (3409.7.9).
BPRC6A FORMC	ACCESS. FORM NOT CORRECT C	You have checked item 'C' on the Accessibility Compliance Form. List the total applicable cost of construction on the form along with the items being upgraded and those associated costs. New construction does not qualify as an upgrade. Upgrades shall be limited to improvements to the existing accessible route to the altered area, including the restrooms and drinking fountains that serve that area.
BPRC6A RAMPS	RAMPS ARE NOT ACCESSIBLE	Ramps shall comply with IBC Section 1010 and 2003 ICC/ANSI A117.1 Section 405.
BPRC6A RGRAB	INCORRECT RESTROOM GRAB BARS	Grab bars in restrooms shall comply with 2003 ICC/ANSI A117.1 Section 604.5. Unless previously provided, vertical grab bar(s) required. See Fig. 604.5.1 and 604.5.2.

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BPRC6A RMPSL	RAMP SLOPE	Maximum slope of ramp is 1:12 (Section 1010.2).
BPRC6A RRAMB	AMBULATORY WATER CLOSET REQD	An ambulatory water closet compartment is required where six or more water closets and/or urinals have been provided in a single restroom (1109.2.2).
BPRC6A RRPRI	PRIVATE RESTROOM NOT COMPLIANT	A restroom serving only a single, private office shall be fully accessible except for the items specifically listed in 1109.2, exception 1.
BPRC6A RRUNI	UNISEX RESTROOM IS REQUIRED	A unisex toilet room is required in M and A occupancies where an aggregate of six or more male and female water closets are required (1109.2.1).
BPRC6A RSTDR	WATER CLOSET DOOR INCORRECT	Door to water closet compartment shall comply with 2003 ICC/ANSI A117.1 Section 604.8.3. Opening shall be a maximum 4" from wall opposite water closet and shall align with clear floor space in the compartment. See Fig. 604.8.3.
BPRC6A RSTRM	RESTRMS TO BE FULLY ACCESSIBLE	All restrooms are required to be fully accessible in accordance with IBC 1109.2 and 2003 ICC/ANSI A117.1 Chapter 6.
BPRC6A RUNIR	UNISEX BATHING REQD IN REC	A unisex bathing room is required in recreational facilities where separate-sex bathing rooms or locker rooms are provided (1109.2.1).
BPRC6A SHWRT	SHOWER NOT FULLY ACCESSIBLE	Transfer-type shower shall comply with 2003 ICC/ANSI A117.1 Section 608.2.1. Clear floor space shall extend 12" past the seat. The shower controls shall be on the wall opposite the seat. Show clear floor space, seat, and controls on plan. See Fig. 608.2.1.
BPRC6A TYPEB	TYPE B TO COMPLY WITH IPC	The Type 'B' dwelling units need to comply with the ICC/Ansi A117.1, Section 1004. See the definition of Type 'B' dwelling unit in IBC Section 1102.
BPRC6A UNITS	INDICATE ACCESSIBLE UNITS, RMS	Indicate which units/rooms are accessible and ensure the number provided complies with IBC Section 1107.6 and Table 1107.6.1.1 - ACCESSIBLE DWELLING AND SLEEPING UNITS.
BPRC6D DRARR	DOORS IN SERIES INCORRECT	The clear space between doors in series shall be 48"x 30" outside the arc of the door swing. Doors in series shall either swing in the same direction or away from each other (Section 1008.1.7).
BPRC6D DRGRL	SECURITY GRILLE INCORRECT	Security grilles are only permitted along a means of egress in Groups B, F, M, and S. All grilles shall be openable from the inside without the use of a key or special knowledge or effort (Section 1008.1.3.5). Provide details on the plan to clarify compliance.

CODE	DESCRIPTION	COMMENTS
BPRC6D DRLND	DOOR LANDING INCORRECT	A level floor or landing is required on each side of a door (Section 1008.1.4). Landings shall be at least as wide as the door served and have a length of at least 44" (Section 1008.1.5).
BPRC6D DROPH	DOOR HARDWARE INCORRECT	Doors hardware shall not require tight grasping or pinching to operate and shall be mounted between 34" and 48" above finished floor (Sections 1008.1.8.1 and 1008.1.8.2).
BPRC6D DROPP	DOOR OPERATION INCORRECT	Doors shall be readily openable from the egress side without the use of special knowledge or effort to operate (Section 1008.1.8).
BPRC6D DRSIZ	DOOR SIZE INCORRECT	Doors are not compliant due to incorrect size (Section 1008.1.1). Each door shall provide the minimum required 32" clear width.
BPRC6D DRSWG	DOOR SWING INCORRECT	Doors shall be side-hinged and swing in the direction of egress travel (Section 1008.1.2).
BPRC6D HWFLS	FLUSH BOLTS NOT PERMITTED	Manually operated flush bolts are not permitted (Section 1008.1.8.4). Where egress doors are used in pairs, flush bolts may be used on the inactive leaf provided no surface mounted hardware is mounted on that door leaf (1008.1.8.3(3)).
BPRC6D HWLCK	KEYED HARDWARE INCORRECT	The main egress doors in Groups A (<300 occ.), B, F, M, and S and in places of worship can only be equipped with a key-operated lock when the door and lock comply with all 3 items of Section 1008.1.8.3(2).
BPRC6D HWPAN	PANIC HARDWARE	Each door (i.e., all doors) capable of latching in a means of egress from a Group A or E occupancy of 50 or more shall be provided with panic or fire exit hardware (Section 1008.1.9).
BPRC6D HWPNH	PANIC HARDWARE IN HIGH HAZARD	Each door (i.e., all doors) capable of latching in a means of egress from a Group H occupancy or from an electrical room rated 1200A or more shall be provided with panic hardware (Section 1008.1.9).
BPRC6D HWSTR	STAIRWAY DOORS CANNOT LOCK	Interior stairway means of egress doors shall be openable from both sides without the use of special knowledge or effort (Section 1008.1.8.7). Stairway doors can only be locked if they meet all the conditions of one of the exceptions to Section 1008.1.8.7. Provide any details required to clarify full compliance on the plans.

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BPRC6D HWTRN	TURNSTILES RESTRICT EGRESS	Turnstiles that restrict egress shall not be credited with more than a 50 person egress capacity (Section 1008.3) when they meet all the requirements of the exception. Where serving an occupant load of >300, an additional side-hinged door is required within 50'. Provide all details on plan to clarify compliance.
BPRC6D HWUNL	UNLATCHING OF DOOR	The unlatching of any door shall not require more than one operation (Section 1008.1.8.5).
BPRC6D SELFC	FIRE DOORS TO BE SELF-CLOSING	Fire doors must be self-closing and latching (NFPA 80-99). Provide notes for hardware.
BPRC6D SPACD	ACCESS-CONTROLLED EGRESS DOOR	Access-controlled egress doors shall comply with all the requirements of Section 1008.1.3.4. Provide details on the plan to clarify compliance. Clearly state on the plan which doors meet this code section. Show location of the access device (card reader), motion sensor, and the manual unlocking device located within 5' of the door on the plans.
BPRC6D SPDEL	DELAYED EGRESS DOOR	Delayed egress doors shall comply with all the requirements of USBC Section 1008.1.8.6. Clearly state on the plan which doors comply this code section and specify they will unlock in accordance with all 6 items listed there. An occupant shall not be required to pass through more than one delayed egress door.
BPRC6D SPLCK	SPECIAL LOCKING DOORS	Doors with special locking arrangements such as Access-Controlled Egress Doors (1008.1.3.4), Delayed Egress (USBC 1008.1.8.6), and locked stairway doors (1008.1.8.7 and 403.12) require interconnection to the fire alarm system and inspection by the Fire Marshal. Please read all the requirements for Door Locks, Exits, and Security in the Fire Prevention Divisions "Code Reference Package" at: www.fairfaxcounty.gov/fr/prevention/publications/crp2005.pdf
BPRC6E CMPTH	COMMON PATH OF EGRESS EXCEEDED	The maximum length of the common path of egress permitted by Section 1014.3 has been exceeded.
BPRC6E CORCN	CORRIDOR CONTINUITY	Fire-resistance rated corridors shall be continuous from the point of entry to an exit and shall not be interrupted by intervening rooms (1017.5).
BPRC6E CORWD	CORRIDOR WIDTH	The corridor(s) do not meet the requirements for width (1017.2).
BPRC6E DDEND	CORRIDOR DEAD ENDS	Corridor(s) exceed the limits for dead ends (1017.3).

CODE	DESCRIPTION	COMMENTS
BPRC6E DROPN	OPEN DOOR MAX PROJECTION	When opening, doors shall not reduce corridors, landings, and aisles to less than ½ the required egress width in accordance with Sections 1005.2, 1009.4 (exception 2), and 1014.4 (exception).
BPRC6E DRPRJ	OPEN FULLY DOOR PROJECT	When fully opened, the door and hardware shall not project more than 7" into the required egress width in accordance with Sections 1005.2, 1009.4 (exception 2), and 1014.4 (exception).
BPRC6E EXACC	ACCESS TO MIN. NUMBER OF EXITS	All floor areas shall have access to the minimum number of exits for the building required by Table 1019.1, MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD.
BPRC6E EXIT#	NO. OF EXITS INADEQUATE	The number of exits provided is not adequate for the use and occupant load. See Tables 1019.1 - MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD AND 1019.2 - BUILDINGS WITH ONE EXIT
BPRC6E EXWID	EXIT WIDTH INADEQUATE	The exit width provided is not adequate for the use and occupant load. See Table 1005.1 - EGRESS WIDTH PER OCCUPANT SERVED
BPRC6E FURPL	FURNITURE PLAN W/ OCCUP. LOAD	Provide a furniture plan that supports the indicated occupant load.
BPRC6E GUARD	PROVIDE GUARD DETAILS	Provide guard details on the plan complying with Section 1013.2 and 1013.3.
BPRC6E HNDIN	HANDRAIL DETAILS INCORRECT	Handrail details do not comply with Section 1012.
BPRC6E HNDRL	HANDRAIL DETAILS REQ'D	Provide handrail details complying with Sections 1012.2 through 1012.7 on the plans.
BPRC6E ILLEX	EXIT SIGNS REQUIRED	Provide exit signs at exits and along the means of egress placed in accordance with Section 1011.1
BPRC6E ILLUM	MEANS OF EGRESS ILLUM REQ'D	Provide means of egress illumination (Section 1006.1).
BPRC6E INTRV	EGRESS THROUGH INTERVENING SPC	Egress through intervening spaces shall comply with 1014.2. A maximum of one exit access is permitted to pass through kitchens, store rooms, closets, or spaces used for similar purposes provided such a space is not the only means of egress, is accessory to the area served, is not subject to locking, and provides a discernible path of egress to an exit (IBC 1014.2 and USBC 1014.2(5)).
BPRC6E MEANS	MEANS OF EGRESS INADEQUATE	The number of means of egress provided are not adequate for this use and occupant load. See Table 1015.1 - SPACES WITH ONE MEANS OF EGRESS.
BPRC6E OCCLD	SHOW NUMBER OF OCCUPANTS	Show number of occupants in each space per Section 1004.1 and Table 1004.1.1, MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT.

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BPRC6E OPEND	OPEN DOOR MAX PROJECTION	When opening, doors shall not reduce corridors, landings, and aisles to less than ½ the required egress width in accordance with Sections 1005.2, 1009.4 (exception 2), and 1014.4 (exception).
BPRC6E REMOT	EXITS NOT REMOTE	Exits or means of egress are not remote per USBC Section 1015.2.1.
BPRC6F ATRSZ	FLOOR OPENINGS	The floor opening shown must comply with the provisions of Section 707.2.
BPRC6F ATSMK	ATRIUM SMOKE CONTROL SYSTEM	Atriums that connect more than two stories must have a smoke control system per Section 404.4.
BPRC6F CORR	CORRIDOR RATINGS REQ'D	Corridors are required to be rated in accordance with USBC Section 1017.1.
BPRC6F DSGN#	FIRE RESIST. DESIGN # REQ'D	Provide a fire resistance design number (and a copy of the listing if other than UL) for each of the elements listed below.
BPRC6F EXTOP	EXT. WALL OPNGS EXCEED LIMITS	The amount of openings in the rated exterior walls exceeds the limits of Table 704.8.
BPRC6F EXTWL	EXT. WALL NOT PER TABLE 602	The fire resistance rating of your exterior wall is not per Table 602. See the definition of "fire separation distance" in Section 702.
BPRC6F FBSUP	FIRE BARRIER SUPPORT	Any structural element supporting or penetrating a fire barrier must have a rating equal to or greater than the shaft in accordance with 706.5.
BPRC6F FDOOR	FIRE DOOR SELF-CLOSING	Fire doors must be self-closing and latching (NFPA 80-99). Provide notes for hardware on plan.
BPRC6F FWCNH	FIRE WALL HORIZ. CONTINUITY	The fire walls must meet the horizontal continuity provisions of Section 705.5.
BPRC6F FWCNV	FIRE WALL VERT. CONTINUITY	The fire walls must meet the vertical continuity provisions of Section 705.6.
BPRC6F FWCOL	FIRE WALL STRUCTURAL STABILITY	Fire walls must allow for the collapse of the structure on either side without damaging the walls per Section 705.2.
BPRC6F FWRAT	FIRE WALL RATING	Fire walls must be rated per Table 705.4.
BPRC6F LOTLN	DISTANCE TO LOT LINES	Show the distance to lot lines and assumed property lines between buildings (USBC 109.3). See definition of "Fire Separation Distance", Table 602, and 704.3.
BPRC6F MEZFR	FIRE RATINGS APPLY TO MEZZ.	The fire ratings for this Construction Type also apply to the mezzanine. Provide the proper rated design numbers. See definition of "Mezzanine" in Section 502, 505.1, and Table 601.
BPRC6F MONTR	MONITORING IS REQUIRED	Monitoring of the suppression system is required (Section 903.4) in order to take any code permitted allowances for a building 'sprinklered throughout'.

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BPRC6F OPNPR	OPENING PROTECTIVES REQUIRED	Opening protectives shall be rated per Table 715.5. Fire doors must be self-closing and latching.
BPRC6F RTGSM	RATINGS PER TABLE 601 MISSING	Fire resistance design numbers are missing for the required rated elements listed below per Table 601. Ensure all of the ratings are indicated with the correct 'listed' design numbers.
BPRC6F RTGSW	RATINGS PER TABLE 601 WRONG	Fire resistance design numbers are incorrect for the required rated elements listed below per Table 601. Ensure all of the ratings are indicated with the correct 'listed' design numbers.
BPRC6F SFTSP	SHAFT SUPPORTING ELEMENTS	Any structural element supporting or penetrating a shaft must have a rating equal to or greater than the shaft in accordance with 707.5.
BPRC6F SHAFT	SHAFT RATINGS	Shafts must have a continuous fireresistance rating. Any supporting or penetrating structural elements must have a rating equal to or greater than the shaft in accordance with 707.5.
BPRC6F SUPPR	FIRE SUPPRESSION SYSTEM REQ'D	A fire suppression system appears to be required in accordance with Section 903.2.
BPRC6F T601	RATINGS NOT PER TABLE 601	Fire resistance design numbers are required for all rated structural elements and separations as indicated in Table 601. Some items are missing or incorrect. Ensure all of the ratings are indicated with the correct 'listed' design numbers.
BPRC6F THRUP	THROUGH-PENETRATION PROTECTION	Provide details for the Through-Penetration protection system(s) per Section 712.
BPRC6G ACCES	ACCESSORY OCCUPANCIES	Accessory occupancies shall comply with Section 508.3. They must be subsidiary to the main occupancy and occupy less than 10% of the floor area. Accessory occupancies cannot exceed the tabular values of Table 503 for the specific accessory occupancy.
BPRC6G AREA	AREA EXCEEDS LIMITS	The area indicated appears to exceed the limits of Table 503 as modified by Section 503, AREA MODIFICATIONS, for the Type of Construction selected. Provide calculations showing compliance.
BPRC6G H&A	HEIGHT & AREA EXCEEDS LIMITS	The height and area indicated appear to exceed the limits of Table 503 for the Type of Construction selected. Provide calculations showing compliance.
BPRC6G HGT	HEIGHT EXCEEDS LIMITS	The height indicated appears to exceed the limits of Table 503 for the Type of Construction selected. Provide calculations showing compliance.
BPRC6G INCID	INCIDENTAL USE AREAS	Incidental use areas shall comply with Section 508.2 and Table 508.2.

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BPRC6G INSEP	INCIDENTAL USE AREA SEP	Incidental use areas shall be separated by construction conforming to Section 508.2.2.
BPRC6G MEZ13	MEZZANINE NOT PER 505	The mezzanine is not in compliance with Section 505. The size can be no more than 1/3 of the room it is open to. If the design occupant load per Section 1008 exceeds 10, then either one of the egress stairs must be enclosed or the mezzanine must
BPRC6G MEZEG	MEZZANINE EGRESS	Common path of egress travel from the mezzanine cannot exceed the limitations of Section 1014.3.
BPRC6G MEZSZ	MEZZANINE NOT PER 505.2	The mezzanine is not in compliance with Section 505.2. The size can be no more than 1/3 of the room it is open to.
BPRC6G MXUSE	MIXED-USE PROVISIONS	Clearly show compliance with the mixed-use provisions of 508.3 on the plans. Indicate if you have designed as separated, non-separated, or accessory occupancies. Provide the required ratings for the separation assemblies per Table 508.3.3.
BPRC6G NONSP	NONSEPARATED OCCUPANCIES	Nonseparated occupancies shall comply with Section 508.3.2. The entire nonseparated area or building shall meet the height and area restrictions of Section 503 for the most restrictive occupancy. The most restrictive provisions of Chapter 9 shall apply through out the whole building.
BPRC6G OCCCL	OCC. CLASSIFICATION MISSING	The occupancy classification is missing. Indicate the correct occupancy classification(s) on the plan in accordance with Chapter 3.
BPRC6G OCCIN	OCC. CLASSIFICATION INCORRECT	The occupancy classification(s) indicated on the plan are incorrect (Chapter3).
BPRC6G TCMIS	TYPE CONSTRUCTION MISSING	The Type of Construction is missing. Please reevaluate the project and indicate the construction type on the plans in accordance with Chapter 6.
BPRC6G TCWRG	TYPE CONSTRUCTION WRONG	The Type of Construction is wrong. Please reevaluate the project and indicate the construction type on the plans in accordance with Chapter 6.
BPRC6G TCZON	TYPE CONST NOT PER ZONING RCDS	The Type of Construction indicated is not consistent with our records for this structure. You may verify the Type of Construction with the records in Planning and Zoning located on the second floor of our building.
BPRC6P ACFMS	ACC COMPLIANCE FORM MISSING	The "Accessibility Compliance Form" is missing. The designer must complete the form and attach it to each site of submitted plans. The form is available at www.fairfaxcounty.gov/dpwes/forms .
BPRC6P ACFWG	ACC COMPLIANCE FORM INCOMPLETE	The "Accessibility Compliance Form" is incomplete.

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BPRC6P BIFIN	BLD INFO FORM INCOMPLETE	The "Building Information Form" is incomplete. Please correct and attach it to each set of plans.
BPRC6P BIFMS	BLD INFO FORM MISSING	The "Building Information Form" is missing. Please attach a completed form to each set of plans. The form is available at www.fairfaxcounty.gov/dpwes/forms .
BPRC6P BIFWG	BLD INFO FORM INCORRECT	The "Building Information Form" is not filled out correctly. Please correct and attach it to each set of plans.
BPRC6P CODES	CLARIFY CODES USED IN DESIGN	Clarify and coordinate the codes and standards used in this design. The 2006 USBC references 2006 IBC, 2006 IMC, 2006 IPC, 2005 NEC, and 2003 ANSI A117.1. All plans submitted after April 30, 2009 shall be designed using the 2006 USBC. The 2003 USBC references 2003 IBC, 2003 IMC, 2003 IPC, 2002 NEC, and 2003 ANSI A117.1. The 2003 USBC may still be used until April 30, 2009.
BPRC6P EIFS	EIFS EVAL. REPORT REQ'D	Provide a copy of the ICC-ES evaluation report for the EIFS used.
BPRC6P EIFSE	EIFS EVAL. REPORT DETAILS	The drawings shall include EIFS installation details on the plans consistent with the ICC-ES evaluation report.
BPRC6P FORMS	FORMS AVAILABLE ONLINE	Copies of forms and publications are available at www.fairfaxcounty.gov/dpwes .
BPRC6P IBAIN	INDUST BLDG AFFIDVT INCOMPLETE	The Industrialized Building Affidavit is incomplete. Please correct and attach it to each set of plans.
BPRC6P IBAMS	INDUST BLDG AFFIDAVIT MISSING	The Industrialized Building Affidavit is missing. Please attach a completed form to each set of plans. The form is available at www.fairfaxcounty.gov .
BPRC6P KEYPL	KEY PLAN REQ'D	Provide a key plan for the building showing all exits, core facilities, and the location of work.
BPRC6P NAME	NOTE NAME, ADDESS, OCCUPATION	Provide the name, address, and occupation of the person responsible for designing this project in accordance with the Virginia Uniform Statewide Building Code.
BPRC6P PMTFT	ADD'L PERMIT FOR FUTURE TENANT	An additional permit is required for each future tenant location.
BPRC6P PMTMF	ADD'L PERMIT FOR SYS FURNITURE	An additional permit is required for any modular furniture installation.
BPRC6P PROFF	BUILDING RELATED PROFFERS	This project has proffers or development conditions indicated on the site plan. Any that are related to the structure must be complied with and incorporated into the architectural plans prior to plan approval. Identify how you have complied with each building related proffer or condition.

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BPRC6P SEAL	DWGS, CALCS MUST HAVE A/E SEAL	Drawings details and calculations shall bear an original seal, signature, and date of an architect or engineer registered in the Commonwealth of Virginia in accordance with USBC 109.3.
BPRC6P SITEP	SITE PLAN REQ'D	Provide a current copy of the site plan with all proffers, conditions, and geotechnical information.
BPRC6S BEARG	SPECIFY BEARING PRESSURE	Specify the allowable bearing pressure on the plans and coordinate the foundation design assumptions with the geotechnical report if applicable
BPRC6S CALCS	STRUCTURAL CALCS REQ'D	Provide Structural calculations with an original seal, signature and date of an architect or engineer registered in the Commonwealth of Virginia showing the structural adequacy of the proposed construction in accordance with USBC 109.3.
BPRC6S CSMTG	CRITICAL STRUCTURES MEETING	Prior to issuance of a permit, a Critical Structures meeting is required. Call 703-324-1050 to schedule a meeting.
BPRC6S LLOAD	LIVE LOADS REQ'D ON PLANS	The construction documents shall clearly indicate all live loads as required by Section 1603.1.1 and listed in Table 1607.1.
BPRC6S LOADS	STR. LOADS & FACTORS REQ'D	The construction documents shall clearly indicate all structural design loads and related factors as listed in Section 1603.0. For Fairfax County ground snow load = 25 PSF, basic wind speed = 90 mph, and earthquake spectral response accelerations $S_s = 0.16$ and $S_1 = 0.053$.
BPRC6S SEISM	SEISMIC LOAD, FACTORS REQ'D	The construction documents shall clearly indicate all structural design loads and related factors as listed in Section 1603.1.5. Include seismic use group, spectral response coefficients, site class, basic seismic-force-resisting system, design base shear, and analysis procedure. For Fairfax County earthquake spectral response accelerations $S_s = 0.16$ and $S_1 = 0.053$.
BPRC6S SNOW	SNOW LOAD & FACTORS REQ'D	The construction documents shall clearly indicate all structural design loads and related factors as listed in Section 1603.1.3 for roof snow load. Include P_g , P_f , C_e , I , and C_t . For Fairfax County ground snow load = 25 PSF.
BPRC6S SOILS	SOILS REPORT REQ'D	Submit an original copy of the geotechnical report signed and sealed by an architect or engineer registered in the Commonwealth of Virginia. The maximum assumable soil bearing capacity without a geotechnical investigation is 2,000 PSF.

Discipline: Commercial

Code Year: 2006

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BPRC6S SSI	SPECIAL INSPECITONS FORM	The "Statement of Special Inspections" is missing. Attach a completed copy to each set of drawings. The form is available at www.fairfaxcounty.gov/dpwes/forms .
BPRC6S SSIIN	SSI INCOMPLETE	The "Statement of Special Inspections" is incomplete. Ensure page one is complete and all items on pages two and three are marked with a "yes" or "no."
BPRC6S WIND	WIND LOAD & FACTORS REQ'D	The construction documents shall clearly indicate all structural design loads and related factors as listed in Section 1603.1.4 for wind load. Include basic wind speed, Importance factor , wind exposure, internal pressure coefficient, and design wind pressure for components and cladding . For Fairfax County basic wind speed (3-second gust) = 90 mph.